

Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-09	01:11	Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street	Oppose	Project Site: 6333–6369 Yukon Street Rezoning Application Your Position: Opposed Your Information: s22(1) Personal and Formal Statement for the Public Hearing Record: To the Mayor and Members of Vancouver City Council, I am writing to express my outright opposition to the proposed CD-1 rezoning application for 6333–6369 Yukon Street. As a resident of the directly adjacent building at 6328 Cambie Street, I am witnessing firsthand the hyper-acceleration of density on this specific block, and I believe this specific 23-storey proposal represents severe overdevelopment that compromises the safety and basic infrastructure of our neighbourhood. I urge Council to vote NO on this rezoning application based on the following critical grounds: Severe Infrastructure and Utility Strain:The local water, sewage, and electrical grid on this portion of Yukon Street were never engineered to support a 23-storey high-rise containing 276 dense residential units alongside the existing mid-rise buildings. Adding this massive load to a constrained residential block threatens localized utility stability, sewer backups, and structural strain on surrounding properties. Council should reject this application until an independent, comprehensive neighborhood infrastructure upgrade plan is fully funded and completed. Alleyway Gridlock and Emergency Vehicle Access Hazards:The narrow rear lane separating my building from the proposed development site is already heavily congested. Routing the parkade access, move-in bays, and daily delivery logistics for 276 new units into this single lane will create permanent gridlock. Most critically, this congestion will completely block emergency vehicles, fire trucks, and city service vehicles from accessing the rear of 6328 Cambie Street, creating a severe public safety liability that cannot be mitigated by minor design tweaks. Irreparable Loss of Residential Livability and Light Access:While provincial transit mandates encourage density, they should not completely erase the livability of existing tax-paying citizens. A 23-storey tower placed mere meters from an existing 8-storey residential building will permanently cast surrounding properties into darkness, strip away basic privacy, and create a localized wind-tunnel effect. This site is entirely inappropriate for a building of this scale, and the extreme spatial proximity directly degrades the health and well-being of neighboring residents.For these reasons, I request that Council refuse this rezoning application in its entirety and instruct the developer to return with a significantly lower-impact, low-rise proposal that respects the physical boundaries and infrastructure limits of the block. Thank you for your consideration.	Hayley Hau		

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2026-07-14	16:42	Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street	Oppose	Is this area even equipped for so many tenants to live here? We are experiencing power outages more frequently than before and we have lived in a disaster construction zone for years - workers constantly park in our neighbourhood without reading signs or obeying rules making it extremely congested and difficult for us to park, walk or get to school. The city constantly changes our roads and traffic lights - We REALLY DISLIKE WEST 45th not being able to turn southbound (bike lanes) and we're NEVER consulted or asked to comment about this change, West 44th avenue has a light but because of all the traffic and parking on the street (construction and mall goers) it is a single lane, two way traffic (people often have to reverse to let the opposing vehicle through). Yukon and West 48th is very close to the skytrain and it is already so difficult for us neighbours to drive in and out of our area to get basic things like groceries and gas. This is a very nice neighbourhood and we pay a lot of property tax to enjoy our space; Congestion is a major problem and I do not want more road blocks or infrastructure changes due to dense living in the Oakridge area. The city planners and engineers need to live here to understand our frustration - they allow multiple permits for new building construction, change our roads, (but did not improve anything) and projects are commencing before anything is complete making it extremely difficult for us to get in and out of the neighbourhood. Issues include traffic safety, rude construction workers, rude road workers; different roads closing to accommodate companies that build big buildings but NEGLECT to respect the people that live here.	Ken Cho	Oakridge	
2026-07-20	15:43	Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street	Oppose	I oppose to the application due to the following reasons: -too close to the flight path of VR -too close to the transfer station which always release foul smell. Not good for the health of the residents. -too many condos in the area already. -heavier traffic in the future -not sufficient recreation facility and schools in the area to support a lot of condo projects Thanks	SAMUEL Young	Marpole	